118.0	0006	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	610,100 / 610,100
					USE VALUE:	610,100 / 610,100
					ASSESSED:	610,100 / 610,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		LORRAINE TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BURKE RICHARD F JR-SUSAN K
Owner 2:	
Owner 3:	
Street 1:	11 LORRAINE TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,120 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Vinyl Exterior and 1860 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6120.000	187,600		422,500	610,100
Total Card	0.141	187,600		422,500	610,100
Total Parcel	0.141	187,600		422,500	610,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 328.01 | /Parcel: 328.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 76660
GIS Ref:
GIS Ref:
Insp Date: 09/04/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 118.0-0006-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	187,700	0	6,120.	422,500	610,200	610,200	Year End Roll	12/18/2019
2019	101	FV	174,300	0	6,120.	428,600	602,900	602,900	Year End Roll	1/3/2019
2018	101	FV	171,300	0	6,120.	319,900	491,200	491,200	Year End Roll	12/20/2017
2017	101	FV	171,300	0	6,120.	289,700	461,000	461,000	Year End Roll	1/3/2017
2016	101	FV	171,300	0	6,120.	277,700	449,000	449,000	Year End	1/4/2016
2015	101	FV	170,400	0	6,120.	235,400	405,800	405,800	Year End Roll	12/11/2014
2014	101	FV	170,400	0	6,120.	223,300	393,700	393,700	Year End Roll	12/16/2013
2013	101	FV	170,400	0	6,120.	212,500	382,900	382,900		12/13/2012

!9222!

PRINT

Date	Time
12/10/20	23:43:35

LAST REV

Date	Time
09/25/18	10:31:48

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9222

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12274-552		8/25/1972		30,500	No	No		N

USER DEFINED

Prior Id # 1:	76660
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/16/2015	1566	Re-Roof	6,525					

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2018	Meas/Inspect	CC	Chris C
3/19/2009	Meas/Inspect	189	PATRIOT
4/29/2000	Inspected	197	PATRIOT
2/14/2000	Measured	270	PATRIOT
9/4/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6120		Sq. Ft.	Site		0	70.	0.99	5									422,522						422,500	

Total AC/HA: 0.14050 | Total SF/SM: 6120 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 422,522 | Spl Credit | Total: 422,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	126.968
Other Features:	70653
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	271950
Depreciation:	84305
Depreciated Total:	187646

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 6 | BRs: 3 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

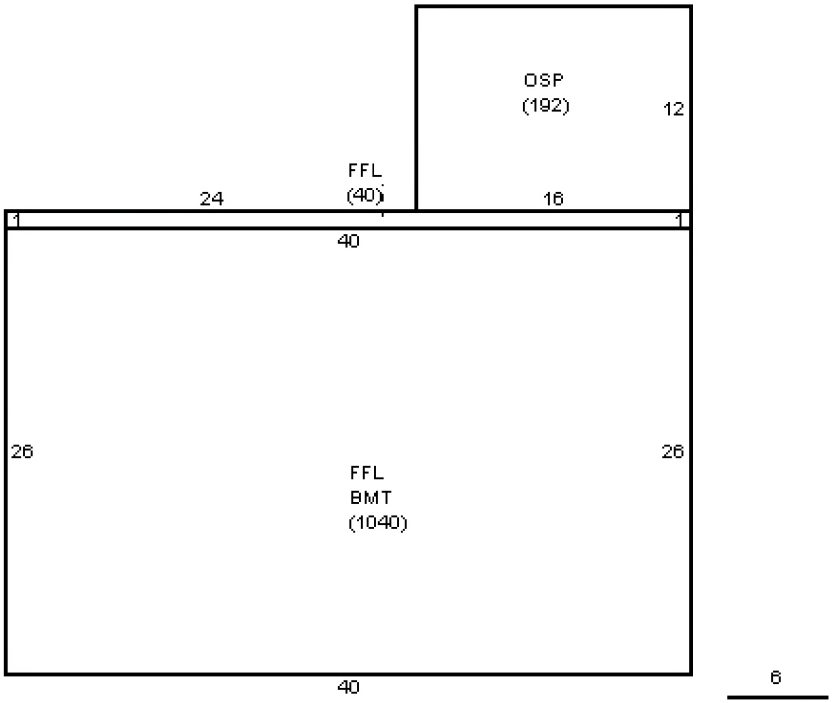
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	126.97
Special Features:	0	Val/Su Net:	81.14
Final Total:	187600	Val/Su SzAd	173.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,080	126.970	137,125
BMT	Basement	1,040	56.660	58,926
OSP	Screen Porch	192	27.330	5,247

Net Sketched Area: 2,312 | Total: 201,298

Size Ad 1080 | Gross Are 2312 | FinArea 1860

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 118.0-0006-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: